

133.0

0004

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
876,300 / 876,300
876,300 / 876,300
876,300 / 876,300

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 50 | | BAILEY RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|--------------------------|---------|
| Owner 1: TRUTZER VICTOR | |
| Owner 2: MESHULAM TOVA | |
| Owner 3: | |
| Street 1: 50 BAILEY ROAD | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02476 | Own Occ: Y |

| | |
|----------------|-------|
| PREVIOUS OWNER | |
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

| | |
|--|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Wood Shingle Exterior and 1990 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |

| | |
|------------------|-----------|
| PROPERTY FACTORS | |
| Item | Code |
| Z | R1 |
| o | SINGLE FA |
| n | 100 |
| Census: | Exempt |
| Flood Haz: | |
| D | Topo |
| s | Street |
| t | Gas: |

| | |
|------------------|--------|
| BUILDING PERMITS | |
| Date | Number |
| 3/21/2017 | 293 |
| 9/20/2006 | 792 |
| 9/29/2003 | 838 |
| 5/6/2003 | 330 |
| 5/2/2003 | 318 |
| 6/5/2000 | 407 |

| | |
|----------------------|--------------|
| ACTIVITY INFORMATION | |
| Date | Result |
| 5/19/2018 | Inspected |
| 4/13/2018 | MEAS&NOTICE |
| 3/28/2009 | Inspected |
| 2/4/2009 | Measured |
| 6/22/2005 | Permit Visit |
| 11/10/2000 | Hearing Chag |
| 12/23/1999 | Inspected |
| 11/23/1999 | Mailer Sent |
| 11/8/1999 | Measured |

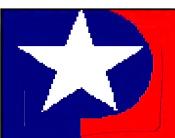
| | |
|-------|--------------------------------|
| Sign: | VERIFICATION OF VISIT NOT DATA |
|-------|--------------------------------|

| | |
|-----------------------------------|-------------|
| LAND SECTION (First 7 lines only) | |
| Use Code | Description |
| 101 | One Family |
| 6744 | Sq. Ft. |
| Site | |
| 0 | 90. |
| 0.83 | 10 |

| | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------|------------|-----------|-----------|------------|------------|-----|-------|-------------|-----------|--------|-----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Depth / Price Units | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | 6744 | Sq. Ft. | Site | 0 | 90. | 0.83 | 10 | | Topo | -10 | | | | | 504,081 | | | | | | 504,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 6744.000 | 367,100 | 5,100 | 504,100 | 876,300 | | 85455 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 05/19/18 |



USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 85455 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/30/21 | 10:34:46 |
| PRINT | |
| LAST REV | |
| CivilDistrict: | |
| Ratio: | |

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|--------------|-------------|-------|-------------------------|------------------------------------|---------------------|-----------------|-----------------|-----------|------|---|-------------------------|-------|---------------|------------|--------------|----------------------|--|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | | | BATH FEATURES | | | COMMENTS | | | | | | SKETCH | | | | | | | | | |
| Type: | 05 - Garrison | | | | | Full Bath: | 1 | Rating: | Average | | | 1 FPL NON-FUNC. | | | | | | | | | | | | |
| Sty Ht: | 2A - 2 Sty +Attic | | | | | A Bath: | | | | | | | | | | | | | | | | | | |
| (Liv) Units: | 1 | Total: 1 | | | | | 3/4 Bath: | | | | | | | | | | | | | | | | | |
| Foundation: | 2 - Conc. Block | | | | | A 3QBth: | | | | | | | | | | | | | | | | | | |
| Frame: | 1 - Wood | | | | | 1/2 Bath: | 1 | Rating: | Good | | | | | | | | | | | | | | | |
| Prime Wall: | 1 - Wood Shingle | | | | | A HBth: | | | | | | | | | | | | | | | | | | |
| Sec Wall: | 8 - Brick Veneer | 10 % | | | | | OthrFix: | | | | | | | | | | | | | | | | | |
| Roof Struct: | 1 - Gable | | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | | | | Kits: | 1 | Rating: | Good | | | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | | |
| Color: | BLUE | | | | | A Kits: | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | | | | Fpl: | 1 | Rating: | Average | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | | | WSFlue: | | | | | | | | | | | | | | | | | | |
| Grade: | C+ - Average (+) | | | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | |
| Year Blt: | 1938 | Eff Yr Blt: | | | | | Location: | | | | | | | | | | | | | | | | | |
| Alt LUC: | | | Alt %: | | | Total Units: | | | | | | | | | | | | | | | | | | |
| Jurisdct: | G6 | Fact: . | | | | | Floor: | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | | | | % Own: | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | Name: | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | | | DEPRECIATION | | | | | | REMODELING | | | | | | RES BREAKDOWN | | | | | | |
| Avg Ht/FL: | STD | | | | | Phys Cond: | AG - Avg-Good | 26. | % | No Unit | RMS | BRS | FL | | | | | | | | | | | |
| Prim Int Wal | 2 | - Plaster | | | | | Functional: | | | | 1 | 6 | 3 | M | | | | | | | | | | |
| Sec Int Wall: | | | % | | | Economic: | | | | | | | | | | | | | | | | | | |
| Partition: | T | - Typical | | | | | Special: | | | | | | | | | | | | | | | | | |
| Prim Floors: | 3 | - Hardwood | | | | | Override: | | | | | | | | | | | | | | | | | |
| Sec Floors: | | | % | | | Total: | 26.4 | % | | | | | | | | | | | | | | | | |
| Bsmnt Flr: | 12 | - Concrete | | | | | CALC SUMMARY | | | | | | COMPARABLE SALES | | | | | | | | | | | |
| Subfloor: | | | | | | | Basic \$ / SQ: | 140.00 | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | |
| Bsmnt Gar: | | | | | | | Size Adj.: | 1.31964278 | | | | | | | | | | | | | | | | |
| Electric: | 3 | - Typical | | | | | Const Adj.: | 0.98294199 | | | | | | | | | | | | | | | | |
| Insulation: | 2 | - Typical | | | | | Adj \$ / SQ: | 181.599 | | | | | | | | | | | | | | | | |
| Int vs Ext: | S | | | | | | | Other Features: | 81000 | | | | | | | | | | | | | | | |
| Heat Fuel: | 1 | - Oil | | | | | Grade Factor: | 1.10 | | | | | | | | | | | | | | | | |
| Heat Type: | 5 | - Steam | | | | | NBHD Inf: | 1.00000000 | | | | | | | | | | | | | | | | |
| # Heat Sys: | 1 | | | | | | | NBHD Mod: | | | | | | | | | | | | | | | | |
| % Heated: | 100 | % AC: | | | | | LUC Factor: | 1.00 | | | | | | | | | | | | | | | | |
| Solar HW: | NO | Central Vac: | | NO | | | Adj Total: | 498731 | | | | | | | | | | | | | | | | |
| % Com Wal | | | % Sprinkled | | | Depreciation: | 131665 | | | | | | | | | | | | | | | | | |
| | | | | | | | Depreciated Total: | 367066 | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | | | Make: | | | | Serial #: | | | | Year: | Color: | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | PARCEL ID 133.0-0004-0005.0 | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | |
| 3 | Garage | D | Y | 1 | 20X20 | A | AV | 1938 | 21.25 | T | 40 | 101 | | | 5,100 | | 5,100 | | | | | | | |
| More: N | Total Yard Items: | | | 5,100 | Total Special Features: | | | | | | | | | | | | Total: | 5,100 | | | | | | |

The sketch shows a rectangular footprint with various rooms labeled: WDK (160), EFP (144), 16, 12, 4, 7, 24, 15, 105, 7, 2, SFL, FFL, BMT, UAT, (768), SFL, EFP, (6), SFL 13, (13), 3 EFP, (13), and (18).

A photograph of a two-story house with light blue siding, white trim around the windows and doors, and a red brick chimney. The house has a covered porch on the first floor and a small entrance on the second floor.